Welcome Home! serves Villas

San Jose Downtown Association's Welcome Home! program gathered more than 1,300 items for the formerly homeless tenants of the Villas on the Park.

The 83-unit Villas, People Assisting the Homeless (PATH) first Northern California residence, opened in November on Second Street near St. James Park, offering permanent supportive homeless housing.

"I can't be grateful enough for all the support and close relationships built with the people of downtown San Jose," said Megan Colvard, PATH regional director. "They have helped transform our lives."
**SJDA News**

**Architect to be SJDA president**  
Katia McClain is president-elect of San Jose Downtown Association’s Board of Directors, which unanimously approved her selection Nov. 8. McClain has worked downtown for 10 years. As Steinberg Hart’s Managing Principal for Northern California, McClain plays a major role in the success of many of the firm’s largest and most complex civic, hospitality and commercial projects in the U.S. and Mexico. Born in Mexico City and an avid traveler, McClain embraces an international outlook in her work. Drawing upon her extensive travel experience, her design approach reflects a belief that architecture respects the language of the past while inspiring future development.

SJDA’s 2020 team of executive officers includes Facebook policy manager Jarrod Jenkins; Sam Ramirez, Continental Bank and Lounge owner; Doug Bartl, Oracle director of real estate; and Nick Nichols, Symphony Silicon Valley vice president of operations. Michael Riewkiwicz of Frank, Rimmel & Co. is immediate past-president.

**Time to skate at Downtown Ice**  
Kristi Yamaguchi Downtown Ice, presented by Alaska Airlines, began its 24th year overall and 16th year in the Circle of Palms, serving as a venue for friends and families to make new holiday memories.

Open daily in December, rink hours expand to 11 a.m.-midnight beginning Dec. 20. The rink remains open until Jan. 12. Check sjdowntown.com.

Key dates in December:
- Dec. 5—For Queens, drag queens on ice, will give a free performance at 7:30 p.m. To be joined by local LGBTQ+ artists for multiple performances and cheerful free performance at 7:30 p.m. They will be joined by local architecture, and comments from board members reaching while inspiring future development.
- Dec. 17—Yamaguchi’s 1920 Olympic gold medalist in women’s figure skating, will visit the rink from 11 a.m.-1:30 p.m. for Alaska Airlines Schools on Skates Day. The Olympic figure skater Polina Edmunds will lead a troupe of junior skaters in a dance performance open to the general public.
- Dec. 15—Another important holiday event is Santa Run SV, presented by Downtown Ice on Alum Rock Avenue. Owners continued their lockout, a bright light shone as a military training center during World War II. Urban Catalyst and the Knox-Goodrich Building, erected in 1889 at 36 S. First St., for $2.1 million. The building will be preserved, and serve as the entrance to an adjacent six-story building with a restaurant on the ground level, roof-top garden on top, and offices.
- Dec. 19—Another important holiday event is Santa Run SV, presented by Downtown Ice on Alum Rock Avenue. Owners continued their lockout, a bright light shone as a military training center during World War II. Urban Catalyst and the Knox-Goodrich Building, erected in 1889 at 36 S. First St., for $2.1 million. The building will be preserved, and serve as the entrance to an adjacent six-story building with a restaurant on the ground level, roof-top garden on top, and offices.

**From the Archives**

10 years ago – December 2009 – Downtown residents gave a collective sigh of relief when the county acquired the former San Jose Medical Center site on East Santa Clara Street, closed since 2004, and announced a future facility would provide primary and urgent care.

15 years ago – December 2004 – The City Council, acting as the Board of Redevelopment Agency, approved an 80,000-square-foot, $6 million tent-like exhibition hall on the parking lot of the Convention Center. It was built in 1954 and served as a military training center during World War II. Urban Catalyst acquired the Knox-Goodrich Building, erected in 1889 at 36 S. First St., for $2.1 million. The building will be preserved, and serve as the entrance to an adjacent six-story building with a restaurant on the ground level, roof-top garden on top, and offices.

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**KALEID resounces**  
Artist Britti Paul shows her art work on display at KALEID gallery, now located at 300 S. First St. in the SoFa District. The new gallery space features artwork for sale from participating artists. Check kaleigallery.com.

**SJDA Year-end Public Meeting**  
2019 Review: SJDA’s year-end meeting will be Dec. 13 at Hammer Theatre Center, starting at 6 a.m. The meeting includes the downtown recap of 2019, presentation of the Golden Nail Awards for beautification and exemplary architecture, and comments from board members reaching the end of their terms. The meeting is open to all downtowners, RID members, and the general public. RSVP to attend at sjdowntown@ sjdowntown.com.

**Downtown News**  
**Building fees dropped for 2020:** In an attempt to start more housing projects in the downtown core, the City Council voted 6-5 on Nov. 5 to lower the amount of fees developers must pay to the city.

For 2020, developers will get a waiver on in-lieu fees for downtown high-rise for-sale and rental units. The fee will increase by 20 percent for the next four years and return to full rate in 2024.

The reduced city fees may help more projects move into construction. In the past few years, building costs have outweighed the increase in rental rates.

San Jose is behind in its goal to build 25,000 new units by 2025. The Council’s action creates an exemption for downtown high-rise developments from the Inclusionary Housing Ordinance.

With incentives for downtown high-rise projects going back to 2007, 1,522 units have been built and another 1,043 are under construction. But in the past two years, when other cities have seen booms to their housing stock, no new high-rise developments have broken ground in downtown San Jose.

**Barrier relief?**  
VTA calls the installation of protective railing and signs along the Second Street corridor between the San Carlos and San Fernando streets a pilot safety program. Pedestrians and passengers disembarking the trains must use crosswalks instead of stepping off mid-platform and crossing the tracks at their convenience.

VTA’s goal is to reduce the incidents of people walking in front of on-coming trains, thus increasing the flow of traffic through downtown. Email sjd@ sjdowntown.com with comments about the railings.

200 Park Ave. construction on fast track: Jay Paul Co. broke ground on 200 Park Ave. on Nov. 6. The 19-story, 875,000-square-foot building may be built faster using a new hybrid core system, according to project contractor Level 10 Construction.

The Sunnyvale-based builder will erect pre-fabricated panels of two structural steel plates cross-connected by ties and then filled with concrete. The new sandwich-effect is faster and provides strength and stability. This is the first time the “SpeedCore” method will be used in California and could save the construction process four or more months. The traditional building method is to cast in place reinforced by a concrete core. When complete in about three years, the tower could hold 4,000 office workers.

Gym property to Swenson: Swenson’s Green Valley Corp. acquired the Dark Horse Gym building at 96-98 Santa Teresa St. Where it connects with St. John Street on Nov. 4 for $2.25 million. Swenson also owns three adjacent parcels and the parking lot across the street on West St. John Street. The latest purchase covers a parcel 11,500 square feet and the total size of the four parcels is 54,900 square feet.

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**At the Convention Center**

Dec. 1 – Harvest Festival (10,000) harvestfestival.com

Dec. 4-6 – BIFI-MEX (2,100) biifimexsanjos@gmail.com

Dec. 14-15 – Varsity Cheer Golden State Spirit (6,000) varsitycheer@gmail.com

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